150.0	0001	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	791,700 / 791,700
					USE VALUE:	791,700 / 791,700
					ASSESSED:	791,700 / 791,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
153		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FLYNN JOSEPH F & ANNE LIFE EST
Owner 2:	
Owner 3:	
Street 1:	153 ROBBINS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FLYNN JOSEPH F & ANNE -
Owner 2:	-
Street 1:	153 ROBBINS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,680 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Aluminum Exterior and 1952 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4680.000	343,400		448,300	791,700
Total Card	0.107	343,400		448,300	791,700
Total Parcel	0.107	343,400		448,300	791,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.69 | /Parcel: 405.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98708

GIS Ref

GIS Ref

Insp Date 03/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 150.0-0001-0015.0

!11706!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	343,400	0	4,680.	448,300	791,700	791,700	Year End Roll	12/18/2019
2019	101	FV	259,200	0	4,680.	420,300	679,500	679,500	Year End Roll	1/3/2019
2018	101	FV	256,600	0	4,680.	347,400	604,000	604,000	Year End Roll	12/20/2017
2017	101	FV	256,600	0	4,680.	319,400	576,000	576,000	Year End Roll	1/3/2017
2016	101	FV	256,600	0	4,680.	291,400	548,000	548,000	Year End	1/4/2016
2015	101	FV	250,400	0	4,680.	285,800	536,200	536,200	Year End Roll	12/11/2014
2014	101	FV	250,400	0	4,680.	265,600	516,000	516,000	Year End Roll	12/16/2013
2013	101	FV	250,400	0	4,680.	252,700	503,100	503,100		12/13/2012

PRINT

Date	Time
12/11/20	01:50:45

LAST REV

Date	Time
04/18/18	13:42:25

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11706

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLYNN JOSEPH F	63548-397		4/30/2014	Convenience	99	No	No		
	12016-474		6/15/1971		28,500	No	No		N

USER DEFINED

Prior Id # 1:	98708
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/28/2012	1072	Wood Dec	14,000	C				DEMO OLD DECK & RE
12/30/2010	2448	Redo Kit	28,474					
10/26/2001	806	Redo Bat	7,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/17/2018	Inspected	BS	Barbara S
2/24/2018	MEAS&NOTICE	HS	Hanne S
10/30/2008	Meas/Inspect	345	PATRIOT
1/11/2000	Inspected	276	PATRIOT
12/9/1999	Mailer Sent		
11/19/1999	Measured	268	PATRIOT
7/13/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4680		Sq. Ft.	Site		0	80.	1.20	9									448,322						448,300	

Total AC/HA: 0.10744 | Total SF/SM: 4680 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 448,322 | Spl Credit | Total: 448,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18804765
Const Adj.:	0.98402047
Adj $ / SQ:	146.133
Other Features:	99000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	421815
Depreciation:	78458
Depreciated Total:	343358

COMMENTS

ELECTRIC ON HST.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8		BRs:	4		Baths:	1		HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

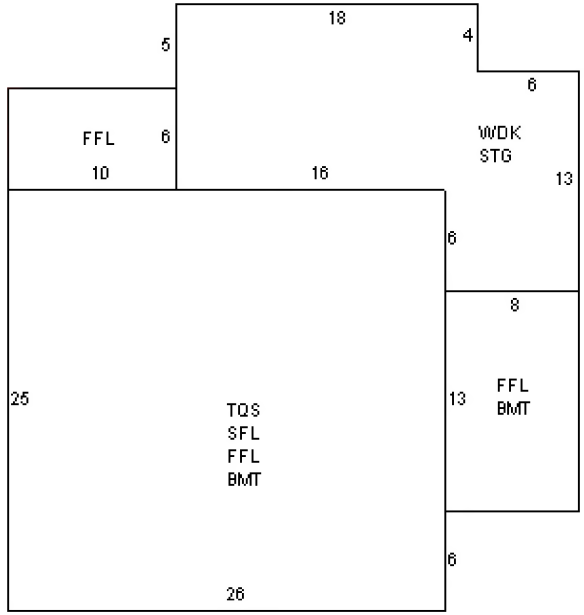
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	146.13
Special Features:	0	Val/Su Net:	104.63
Final Total:	343400	Val/Su SzAd	175.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	814	146.130	118,952
BMT	Basement	754	43.840	33,055
SFL	Second Floor	650	146.130	94,986
TQS	3/4 Story	488	146.130	71,240
STG	Storage	288	6.590	1,897
WDK	Deck	288	9.320	2,684
	Net Sketched Area:	3,282	Total:	322,814
Size Ad	1951.5	Gross Are	3444	FinArea 1952

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: